

Development Brief
Hogmoor Road
WHITEHILL/BORDON

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July 2005

**HOGMOOR ROAD, WHITEHILL/BORDON:
DEVELOPMENT BRIEF**

CONTENTS

1. INTRODUCTION
2. THE SITE
3. STATUS AND PURPOSE OF THE BRIEF
4. PLANNING AND DESIGN CONTEXT
5. SUMMARY OF MAIN PROPOSALS
6. PRINCIPLES OF DEVELOPMENT
 - Amount and Type of Housing
 - Comprehensive Masterplan
 - Layout and Design
7. LANDSCAPE, ENVIRONMENT AND OPEN SPACE/RECREATION PROVISION
 - Landscape and Environment
 - Environmental Impact Assessment
 - Open Space, Recreation Provision and Contributions
8. TRANSPORTATION, ACCESS AND PARKING
 - Transportation Measures
 - Parking
9. DRAINAGE/WATER SUPPLY AND OTHER UTILITIES
10. COMMUNITY SAFETY
 - Layout and Mix of Dwellings
 - Access and Parking
 - Open Space and Landscaping
11. ENERGY CONSERVATION/SUSTAINABILITY
12. REFUSE AND RECYCLING PROVISION
13. EDUCATION
14. DEVELOPER CONTRIBUTIONS
15. FURTHER ADVICE
16. SITE PRINCIPLES MAP

1. Introduction

This development brief has been prepared by East Hampshire District Council as additional planning guidance for the residential development of land at Hogmoor Road, Whitehill/Bordon which is allocated in the Second Deposit District Local Plan as a baseline housing site.

Following the Local Plan Inquiry in 2003/04, the Inspector recommended the retention of the site as a baseline housing site with a reduced housing provision from 50 to 40 dwellings. Key to a successful housing development will be measures to retain and enhance for the long term the important nature conservation interests of the surrounding area and the SINC and pond that lie within the allocation.

Draft development guidelines for the baseline site were published in November 2004 and the responses received were considered by the North East Area Community Committee in July 2005. That Committee agreed this brief which will provide a basis on which planning applications can be submitted and assessed.

If you would like more information or advice on the contents of the development brief please contact:

**Planning Development Services
East Hampshire District Council
on 01730 234246**

2. The Site

The site has an area of some 3.5 hectares and is situated on the western outskirts of the settlement of Whitehill/Bordon. It lies west of Hogmoor Road and immediately north of a static

caravan park. The site is separated from the centre of the settlement by Hogmoor Inclosure which is an extensive area of MOD land and used by the Army for driver training. The allocation is considered to be previously developed land and includes a disused sand pit in the south whilst the remainder comprises buildings associated with the sand extraction and open tipped land. The condition of the land will need to be verified through appropriate investigation. Other than the sand pit, the land is generally flat with gentle slopes.

The face of the sand pit is important for nature conservation being a nesting site for sand martins and is designated a site of importance for nature conservation (SINC). The heathlands to the east and immediately to the west of the site are also important for nature conservation and are also designated as SINCs. The presence of the Wealden Heath Phase II Special Protection Area in the locality requires measures to be taken to minimise any potential impact due to activities arising from the new housing.

3. Status and Purpose of the Brief

This development brief is a non-statutory document and has been prepared to guide the form of development that the Council wishes to see on the site. It provides planning and design guidance to assist pre-planning application discussions with developers and will be the basis upon which planning applications will be assessed.

4. Planning and Design Context

The Council places considerable importance on achieving a high quality design. It will promote the positive factors in the design process that will influence the appearance and quality of the new development. The proposed development will be

required to conform to the general criteria outlined in the design policy HE1 of the Local Plan and the principles of good design in the Government's Planning Policy Statement No.1: Delivering Sustainable Development (PPS1).

The responses to the public consultation on the draft development guidelines identified a number of key issues which are particularly important to the local community and which should be taken into account in the design of the residential scheme. In summary these are:

- The need to protect and enhance areas that are important to nature conservation within and near the site
- The rural character of the area should be reflected in any highway and/or traffic calming requirements
- The need to consider possible site contamination, flooding and the potential pollution of the water environment
- The development should take account of the activities of the MOD on nearby land and if possible seek environmental improvements

5. Summary of Main Proposals

The development will provide:

- **A lower density scheme of high quality to provide 40 dwellings**
- **A single access road on to Hogmoor Road with any appropriate traffic calming measures required by the Highway Authority**

- **Improvements to the accessibility of the site to local services and facilities**
- **The important natural features of the site and its surrounds to be protected and enhanced. Appropriate measures to protect the SINC are to be implemented before any development takes place**
- **Public open space**
- **Supporting infrastructure**

6. Principles of Development

Amount and type of housing

A development of 40 dwellings mainly detached of 3, 4 and 5 bedrooms. A well-designed and landscaped housing scheme of large dwellings on the site is required to help redress the imbalance in the range of houses in Whitehill/Bordon and to ensure sufficient open space is provided to protect the SINC and pond. In view of the provision of low density housing to meet a specific local need, the Council will require a layout that minimises the potential for future plot subdivision.

Affordable housing will be provided off-site elsewhere in the settlement to be available for local residents in proven housing need. A financial contribution towards such provision will be required. The appropriate amount of contribution will be resolved at the time of the processing of the planning application for the development of this site and in accordance with the Council's adopted supplementary planning guidance. The present guidance recognises that the Council is likely to want to achieve the equivalent provision of 35% of the total number of dwellings.

Comprehensive Masterplan

The developers of the site will be expected to produce a comprehensive Masterplan of the whole site to demonstrate how it will function both in itself and integrate with the existing settlement. It will include:

- Principle roads and access points
- Pedestrian and cycle routes
- Landscaping including buffer planting
- Amenity open space
- Protection of the SINC

Layout and design

The design of the development should emerge from a careful analysis of the existing character of the locality and heathland/sylvan nature of the wider area. The topography, landscape and existing character should provide the starting point for the design rather than standard layouts and house types providing a single homogenous character. The layout should be pedestrian friendly and incorporate traffic calming measures.

The site is constrained by the important nature conservation interests, together with possible on-site contamination and exposure to light and noise pollution from the MOD land to the east.

The on-site constraints will need to be addressed by further surveys, including a contamination survey and consultations with English Nature and the Environment Agency. In

particular, proposals for development should be accompanied by a noise assessment of the locality, the implications of which must be clearly shown to be addressed by the orientation of the dwellings, their construction and design (incorporating noise attenuation measures). Additional landscaping, including mounding and advanced planting should also be considered.

The western boundary of the site adjacent to Slab Common SINC should be designed in such a way as to deter residents from creating their own accesses onto the Common and to avoid the risk of the dumping of garden refuse into the adjacent land.

Front gardens should be relatively small with larger rear gardens to maximise privacy and to encourage predatory cats away from the SINC and its immediate surrounds.

The frontage to Hogmoor Road should integrate the development into the community and not create an enclave which does not encourage a sense of belonging and community. A well-designed frontage should improve the street scene and the appearance of Hogmoor Road generally.

Development should reflect the local traditional vernacular and characteristic colours, textures and materials of the area. Buildings locally are steep pitched and clad in clay tiles; others are shallower and are of slate. Chimney stacks are visually important and found to be usually tall. Local red tile hanging often in decorative patterns is common and adds to the area's distinctive appearance. White-washed plaster or smooth rendered buildings provide a pleasing contrast with those built in stone. Materials in the new dwellings should be similar.

A Design Statement will need to be submitted with a planning application for the development of the site.

7. Landscape, Environment and Open Space/Recreation Provision

Landscape and Environment

A Landscape Impact Assessment is to be submitted for this site and must address the following important issues:

- The resolution of the land of nature conservation interest at the southern end of the site.
- On-site open space needs to be maximised to provide a feasible and attractive amenity thereby diverting potential public access, particularly from dog walking, and disturbance from nearby areas of nature conservation importance.
- The extension of the settlement needs to respect the character of the locality and provide appropriate corridors for wildlife.

Account is to be taken of the Council's Supplementary Planning Guidance - Countryside Design Summary (1999), which identifies Whitehill/Bordon as being within the Heathland area of the District and describes the special landscape character of the area, its settlements and built form.

A landscape scheme is required for the whole site. This should include structural planting to the top and sides of the steep bank created by the excavation of the former sandpit and on the southern edge of the site to screen the caravan park. The timing of any structural planting is to be agreed

prior to any development taking place. Every opportunity should be taken to ensure the landscaping is provided prior to development and fully protected during building works. Structural and tree planting within the site should reduce the impact of the development, particularly the long distance views into the site.

Existing important trees and hedgerows are to be retained where possible and incorporated alongside roads or amenity open space. Space around vegetation is to be retained. Also, the views into and out of the site, especially the openness of the long views to the south west are to be retained.

Vegetation to be retained must be protected from development - buildings, hard surfaces, engineering and construction works - in accordance with the guidance contained in the British Standard 'Trees in relation to construction', BS5837:1991 and in conjunction with such other guidance provided by the Local Authority. Details of protective fencing must be agreed with the Council and subsequently erected and approved as being satisfactory before any works start on site.

There should be a minimum of hard landscaping and fencing. The use of indigenous trees and hedges as boundaries will be sought where appropriate and front gardens should create a "soft edge" to the highway layout.

Any application for planning permission should be accompanied by a report that examines the areas of nature conservation value within and adjoining the site and assesses the implications arising from the development. It should identify the areas of importance to be retained and the measures required for their protection and enhancement. The report is to include any mitigation of any potential adverse impacts.

The appropriate treatment of the SINC at the western end of the sandpit and the remaining sand workings and steep banks should be resolved in liaison with Hampshire County Council (Development and Biodiversity Section) as part of a scheme for their maintenance and future management and in relation to the landscaping of the overall site.

The framework of pedestrian and cycle links should be integral to the scheme of landscaping. Any emergency access required should also be part of this landscaped framework.

Environmental Impact Assessment

Having taken account of the criteria in Schedule 3 to the Regulations, it is the Council's view that the proposal will not have significant effects on the environment sufficient to warrant regarding the proposed development as an EIA development under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

Although a formal Environment Assessment is not required, any application for planning permission for this site should address on-site implications as well as those relating to the adjacent SINC. This will be best achieved by carrying out an ecological survey, fully assessing the potential implications of the development and the means by which the potential impact will be managed and mitigated. The survey report should also include any measures to compensate for any adverse impact.

Open Space, Recreation Provision and Contributions

The developers of the site will be required to provide and pay for the future maintenance of on-site open space in

accordance with Policy R3 (Open Space Requirements) of the Second Review Local Plan and in accordance with the Council's published guidance (currently Guide to Developers' Contributions and Other Planning Requirements 2004). This requires developers to enter into a planning obligation to provide, layout and maintain the land for at least 12 years or to make a commuted sum for its maintenance.

On-site open space is crucially important to avoid threats to areas of nature conservation within the site and in the local area. The space(s) will need to be well designed and maintained to provide an amenity that is attractive and desirable to use in order to avert the use and disturbance of areas important to nature conservation. The new areas of open space should also enhance the overall nature conservation interest of the area.

In addition to the provision of on-site open space and landscaping, financial contributions will be required to address shortfalls in Whitehill and Bordon of allotments, children's playspace kickabout areas and, subject to the identification of further need, playing pitches off-site.

Financial contributions will also be sought towards the improved management of the Warren, Slab Common and Hogmoor Inclosure SINC and the Wealden Heaths Phase II Special Protection Area (SPA) to enhance the habitat for Annex 1 birds. Also, to provide improved information and interpretation for visitors to the SPA concerning sensitivity and disturbance.

8. Transportation, Access and Parking

Transportation Measures

A Transport Assessment will be required detailing potential improvements to encourage non-car modes of transport. The development of this site must demonstrate a sustainable transportation strategy. This is to include a network of routes for cyclists and pedestrians within the site which also link with those within the settlement.

Financial contributions will be sought towards improved pedestrian/cycle links to Station Road/Oakhanger Road, and sustainable transport options in the Whitehill/Bordon area.

The site is to be served from a single vehicular access point off Hogmoor Road and from a priority T-junction. The detailed design of the access arrangements is to be agreed with Hampshire County Council as Local Highway Authority. Due to the vertical alignment of the existing road and the high traffic speeds on Hogmoor Road, care will be needed in resolving the access point and levelling may well be required to obtain the required visibility. A right turn facility off Hogmoor Road may also be needed.

The road layout within the site will incorporate appropriate traffic calming and will be pedestrian friendly. A looped highway arrangement may be necessary, depending on the overall length of the highway within the site layout, to provide a link for emergency purposes only.

Additional improvements to Hogmoor Road will be required. A new continuous footway/cycleway adjacent to the highway including further street lighting and linking the site to Station Road will need to be provided, together with new bus stops. Improvements may also include traffic calming measures to address high traffic speed along Hogmoor Road. Any traffic

calming on Hogmoor Road will need to take account of the semi-rural character of the area and of the amenities of adjacent residents. Consideration should also be given to reducing the speed limit at this point from 40 to 30 mph.

Parking

Car parking standards for new residential development are set out in 'Hampshire Parking Strategy and Standards (Summer 2002)' published by Hampshire County Council and have been adopted in part by the District Council. The appropriate standards of parking provision for various house sizes will apply (2 spaces for 2-3 bedroom units, 3 spaces for 4+ bedroom units). In view of the size of the dwellings to be provided on the site it will not be appropriate to seek an average of 1.5 spaces per dwelling across the site.

Care is required to ensure that parking is convenient and well located to overcome the potential for on-street parking. Parking provision should be situated generally on individual plots, within garages or car ports either integral or set back from the road.

Arrangements need to be made for the parking of cycles within individual residential curtilages.

9. Drainage and Water Supply

The Environment Agency requires the following to be submitted with any planning application:

- flood risk assessment on surface water run-off;
- site contamination investigation;
- validation report detailing any remedial measures; and
- report on water saving measures.

The developers of the site should contact Thames Water at the earliest opportunity and will be required to fund drainage studies. No difficulty in supplying the development with water supply is envisaged by South East Water but attention is drawn to the location of distribution pipes on the north-eastern corner of the site.

10. Community Safety

The design of the housing layout can make a significant contribution towards preventing and alleviating the fear of crime and deterring anti-social behaviour. It is important that suitable crime prevention measures are introduced at the design stage and account is to be taken of the principles set out in the Council's Supplementary Planning Guidance "Crime Reduction Through Design" (2001). Developers are encouraged to discuss their proposals with the Hampshire Constabulary Architectural Liaison Officer and to apply for a 'Secured by Design' award.

Particular regard needs to be given to the following:

Layout and Mix of Dwellings

- The layout and design of dwellings should reflect a cohesive framework of clearly defined and recognisable areas or neighbourhoods within the development thereby providing the opportunity to enable residents to exercise control over their home and surrounds and be alert to anti social behaviour and strangers.
- Whilst creating an overall low density form of development a variety of dwelling types and sizes, including those likely to be occupied during the working day, such as those suitable for retired people

will provide a mix of residents and increase the likelihood of natural surveillance throughout the day.

- Natural surveillance should be integral throughout the design of the development, for example involving siting dwellings in small clusters with unobstructed views of neighbours' homes; frontage development to footpaths/cycleways, play areas, open spaces, internal and external boundaries, and parking areas; entrances to dwellings to be visible from the street.

Access and Parking

- Vehicular access to groups of dwellings should be across symbolic thresholds, such as narrowed entrances, changes of surface material and the use of hard surfaces. This will help create a secure environment and enable a sense of shared ownership so that strangers can be readily identified and criminals made to feel vulnerable to detection.
- Other than those needed as part of the transportation strategy to provide safe, sustainable, and convenient movement, additional footpaths/cycleways, and connections to existing routes, should be minimised to enhance the security of the development.
- Rear gardens should, wherever possible, interlock with others. Unsecured boundaries to rear gardens, especially onto or adjoining roads, footpaths/cycleways and open spaces, should be avoided wherever possible. Rear pedestrian access should similarly be avoided.

Open Space and Landscaping

- Open space and children's play areas should be located so as to maximise natural surveillance from neighbouring dwellings, and from passing pedestrians and vehicles, whilst minimising disturbance to any

adjoining residents. Suitably located, vandal proof and directed lighting along roads and footpaths can assist this but light pollution must be minimised. New dwellings should not therefore back onto public spaces, but be arranged to face onto the space to provide natural surveillance.

- Landscaping – existing established vegetation and new planting – should avoid opportunities for concealment and undermining security of dwellings and property. Natural surveillance should be created in areas where existing vegetation is to be retained and new planting of trees and substantial shrubs provided. Other new planting should be carefully selected in terms of species and size when established.
- Outer boundaries should be secured by robust but appropriately designed means of enclosure.

11. Energy Conservation/Sustainability

The layout of the residential area and the design of dwellings will be critical in determining the overall energy efficiency and environmental impact of the development. It is important that the following are achieved:

- The developers of the site will need to take into account DETR General Information Note 53, “Building a Sustainable Future”.
- The development proposals must be accompanied by information demonstrating that full account has been taken of the efficient use of energy.
- Site layout, design and the orientation of buildings should facilitate energy conservation by maximizing solar gain and reducing heat loss.

- The location and orientation of accommodation should be away from, or sufficiently set back from adjacent vegetation to avoid overshadowing.
- Subject to the amenity of nearby residents, south-facing elevations should be designed to utilize solar gain either directly by the use of glazing, or indirectly by the incorporation of solar panels.
- Roofs should similarly be designed, in terms of form, orientation and materials to utilize solar gain.
- Buildings should incorporate appropriate insulation, heating and lighting systems to reduce energy demand.

12. Refuse and Recycling Provision

Provision for the storage of containers for refuse and recyclable materials should take into account likely future requirements and should be conveniently located for users and for collection without detracting from the amenities or the visual appearance of the locality. Wherever possible, containers should be located within individual curtilages.

13. Education

The Education Authority advises that there is spare capacity in the area to cater for development of this scale although it may be necessary to adjust catchment areas.

14. Developer Contributions

Developer contributions, including financial contributions, will be sought in association with the development of this land and will be resolved at the time of the processing of a planning application for the development of part or the entire site. Contributions likely to be sought include:

- Off-site affordable housing
- Open space/landscaping and recreation provision
- Transportation
- Community infrastructure
- Drainage and water supply

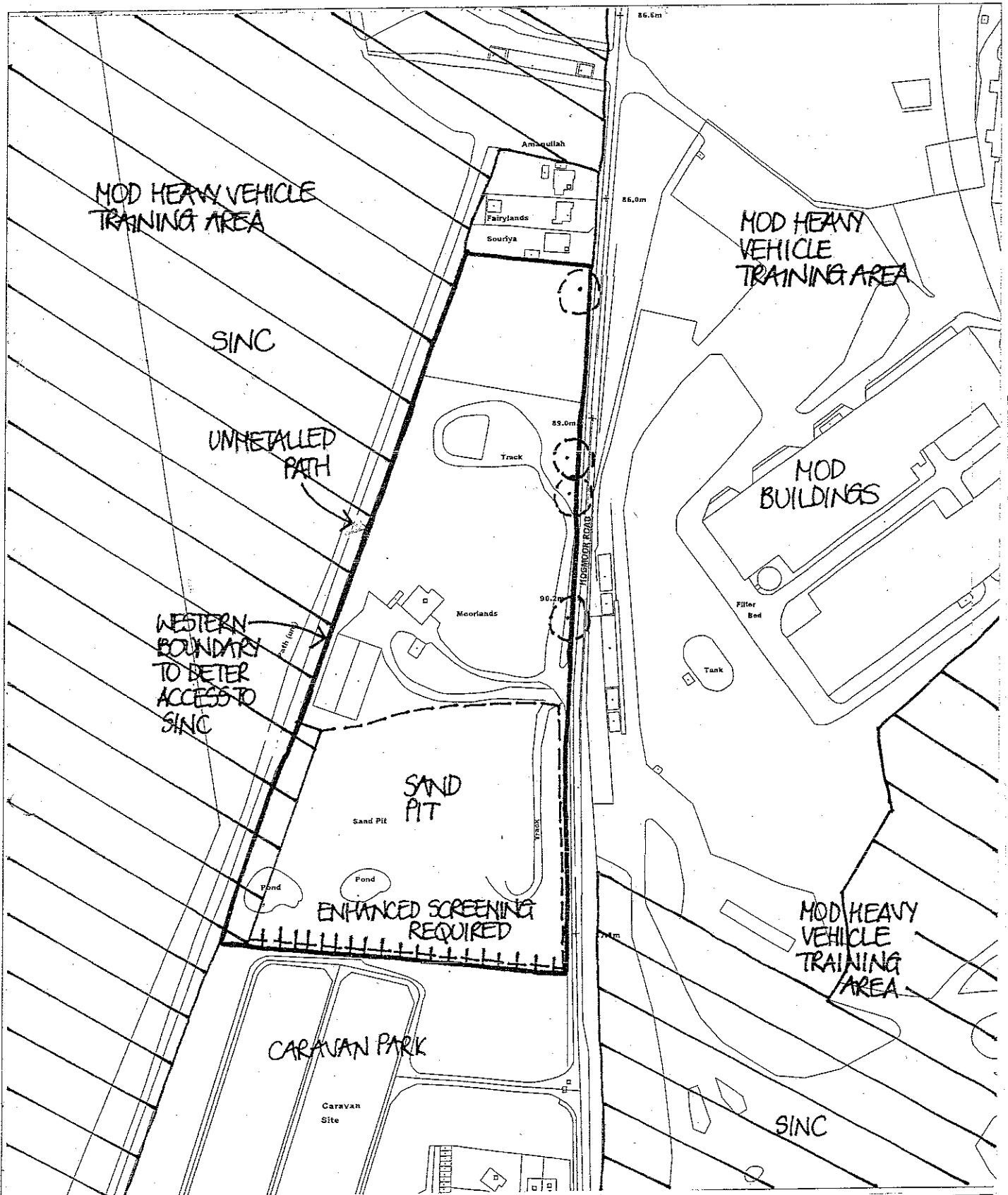
Further information is set out in the Council's Supplementary Planning Guidance – Guide to Developers' Contributions and other Planning Requirements (September 2004). The current levels of contributions may be obtained by contacting officers of the relevant authority, be it East Hampshire District Council, Hampshire County Council or the drainage and sewerage authority.

15. Further Advice

Further information regarding this development brief can be obtained from the Council's Planning Development Services on **01730 234246**



East Hampshire District Local Plan: Second Review
Development Brief
Baseline Housing Allocation
Land at Hogmoor Road, Whitehill/Bordon
Site Principles



TPO Trees
 Site Boundary

Site of Importance for Nature Conservation (SINC)



Scale 1: 2500
July 2005